



PLANNING COMMISSION MEETING AGENDA WEDNESDAY, DECEMBER 3, 2014

Joshua Oehler, Chairman
Kristofer Sippel, Vice Chairman

David Blaser
Carl Bloomfield
David Cavenee

Jennifer Wittmann
Brent Mutti
Todd Hall, Alternate

Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona

Study Session: 5:30 p.m.
Regular Meeting: 6:00 p.m.

TIME	AGENDA ITEM	ACTION
5:30 P.M.	CALL TO ORDER STUDY SESSION	
	1. Administer Oath of Office - Todd Hall for the Planning Commission	
	2. Z14-25 - Cooley Station Parcels 9 and 11 - Request to rezone approximately 97.00 acres of real property generally located at the northeast corner of Recker Road and Somerton Boulevard From 97.00 Acres of Single Family Detached Zoning District with a Planned Area Development overlay to 17.42 acres of Single Family Attached (SF-A) Zoning District with a Planned Area Development Overlay and 80.90 acres of Single Family Detached (SF-D) Zoning District with a Planned Area Development Overlay. Amy Temes (480) 503-6729	
	3. Discussion of Regular Meeting Agenda	
	ADJOURN STUDY SESSION	
6:00 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	4. APPROVAL OF AGENDA	
	5. COMMUNICATIONS FROM CITIZENS	
	At this time, members of the public may comment on matters not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.	

TIME	AGENDA ITEM	COMMISSION ACTION
	<p>PUBLIC HEARING (CONSENT)</p> <p>Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Commission or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.</p>	
	6. None	
	<p>PUBLIC HEARING (NON-CONSENT)</p> <p>Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.</p>	
	7. Z14-24 - Request to rezone approximately 12.4 acres of real property generally located north of the northwest corner of Val Vista Drive and Elliot Road from Single Family-35 (SF-35) to Single Family-7 (SF-7) zoning district with a Planned Area Development Overlay zoning district to modify the minimum lot width, minimum front yard building setback, maximum lot coverage, staggering of the front yard building setback and minimum side yard building setback. Jordan Feld (480) 503-6748	Hearing; discussion; possible action by MOTION
	8. GP14-08 - Request for Minor General Plan Amendment to change the land use classification of approximately 3.3 acres of real property generally located north of the northwest corner of Guadalupe Road and Cooper Road from Residential >0-1du/ac land use classification to General Commercial land use classification. Jordan Feld (480) 503-6748	Hearing; discussion; possible action by MOTION
	9. Z14-18 - Request to rezone approximately 3.3 acres of real property generally located north of the northwest corner of Guadalupe Road and Cooper Road from Single Family-35 (SF-35) zoning district to General Commercial (GC) zoning district with a Planned Area Development Overlay zoning district to modify requirements related to minimum building and landscape setbacks from non-residential property. Jordan Feld (480) 503-6748	Hearing; discussion; possible action by MOTION

TIME	AGENDA ITEM	COMMISSION ACTION
	<p>10. Z13-11 - Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 2 Land Use Designations, Article 2.3 Commercial Districts, Section 2.303 Land Use Regulations, Table 2.303 Land Use Regulations - Commercial Districts, to require a Conditional Use Permit for Hospitals outside of a General Plan Growth Area; Chapter I Zoning Regulations, Division 2 Land Use Designations, Article 2.5 Office Districts, Section 2.503 Land Use Regulations, Table 2.503 Land Use Regulations - Office, to require a Conditional Use Permit for Hospitals outside of a General Plan Growth Area; Chapter I Zoning Regulations, Division 2 Land Use Designations, Article 2.6 Employment Districts, Section 2.603 Land Use Regulations, Table 2.603 Land Use Regulations - Employment Districts, to require a Conditional Use Permit for Hospitals outside of a General Plan Growth Area; Chapter I Zoning Regulations, Division 2 Land Use Designations, Article 2.7 Public Facility/ Institutional District, Section 2.702 Land Use Regulations, Table 2.702 Land Use Regulations - Public Facility/ Institutional District, to require a Conditional Use permit for Hospitals outside of a General Plan Growth Area; Chapter I Zoning Regulations, Division 4 General Regulations, Article 4.5 Supplemental Use Regulations to provide separation requirements for hospitals, outside of a General Plan Growth Area, from certain other uses; and to amend Division 6 Use Definitions, Article 6.1 Use Definitions to revise the definition of "Hospital" to include facilities offering behavioral health services. Jordan Feld (480) 503-6748</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>11. Z14-15-C - Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 4 General Regulations, Article 4.2 Off-Street Parking and Loading Regulations, Section 4.204 Number of Parking Spaces Required, Table 4.204: Off-Street Parking Requirements, to increase the required parking for compact single family development. Jordan Feld (480) 503-6748</p>	<p>Hearing; discussion; possible action by MOTION</p>
	ADMINISTRATIVE ITEM	
	<p>12. Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of November 5, 2014.</p>	<p>Discussion; possible action by MOTION</p>
	COMMUNICATIONS	
	<p>13. Report from Chairman and Members of the Commission on current events.</p>	
	<p>14. Report from Council Liaison</p>	
	<p>15. Report from Planning Services Manager on current events.</p>	
	ADJOURN	MOTION to Adjourn

TIME	AGENDA ITEM	COMMISSION ACTION
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Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, January 7, 2015, 6:00 p.m., Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at 503-6871.